



**Clover Avenue, Lea Castle KIDDERMINSTER DY10 3FH**

**welcome to**

## **Clover Avenue, Lea Castle KIDDERMINSTER**

\*\*\*TWO BEDROOM SEMI-DETACHED\*\*\*40% SHARED OWNERSHIP\*\*\*NO CHAIN\*\*\*BEAUTIFUL CONDITION\*\*\*MASTER BEDROOM WITH AN EN-SUITE\*\*\*MUST BE VIEWED\*\*\*

### **Approach**

Driveway and path to entrance door.

### **Lounge**

Double glazed window to front aspect, ceiling light, gas central heating radiator and stairs to first floor landing.

### **Inner Hall**

Ceiling light.

### **Cloakroom/Wc**

Ceiling light, WC, wash hand basin, panelling and gas central heating radiator.

### **Kitchen**

Double glazed window to rear aspect, two ceiling lights, range of wall,drawer and base units, worktops, built-in storage cupboard, sink, four ring gas hob, electric oven, gas central heating radiator and double glazed double door to rear aspect leading to rear garden.

### **Landing**

Ceiling light, access to loft via hatch and doors to bedrooms and bathroom.

### **Bedroom One**

Double glazed window to rear aspect, ceiling light, panelling and gas central heating radiator.

### **En-Suite**

Ceiling light, WC, wash hand basin, walk-in shower cubicle and gas central heating radiator.

### **Bedroom Two**

Double glazed window to front aspect, ceiling light, built-in storage cupboard, panelling and gas central heating radiator.

### **Bathroom**

Ceiling light, WC, wash hand basin, part-tiled splashback, bath with shower over and gas central heating radiator.

### **Rear Garden**

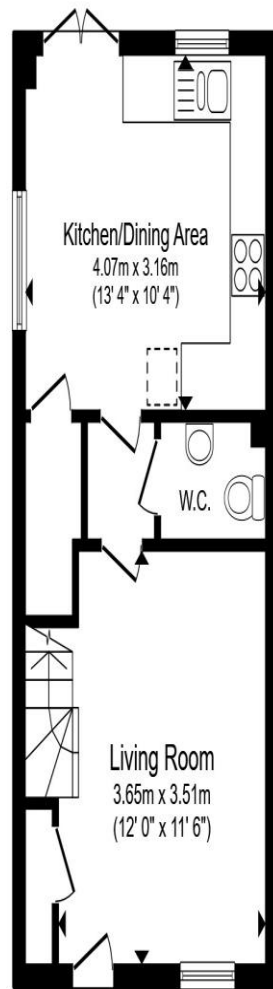
Fence enclosed boundaries, patio, lawn and side gate to frontage.

### **Agent Note**

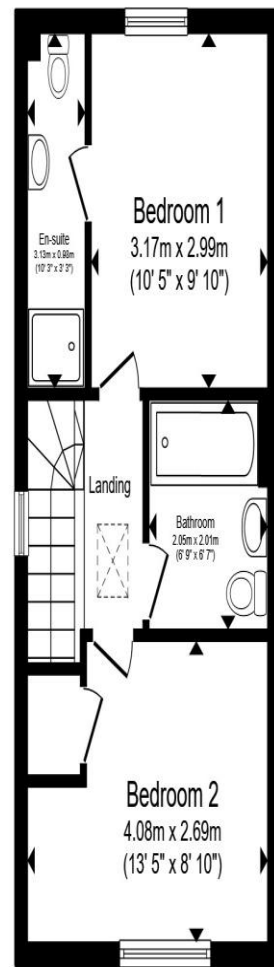
The council tax band is B.

There is a monthly rent charge of £423.31 payable to Citizen Housing.





**Ground Floor**



**First Floor**

Total floor area 66.0 m<sup>2</sup> (711 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 423.31

Ground Rent: 423.31

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 May 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£95,400**



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Property Ref:  
KMS115582 - 0003

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**01562 829900**



[kidderminster@shipways.co.uk](mailto:kidderminster@shipways.co.uk)



4 Carlton House, Marlborough Street,  
KIDDERMINSTER, Worcestershire, DY10 1AY



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